

Headquarters, Department of the Army



Kansas AAP, KS

Conveyance Progress Report



As of 1 October 2015

Office of the Assistant Chief of Staff for Installation Management (OACSIM)

Operations Directorate– Base Realignment and Closure (ODB)

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**Aerial View—Bldg 101 Kansas AAP Administrative Facility****BRAC 2005 Recommendation**

The 2005 Base Realignment and Closure (BRAC) Commission recommended the closure of Kansas Army Ammunition Plant, KS (KSAAP) and the relocation of the Sensor Fuzed Weapons/Cluster Bomb function and Missile warhead production to McAlester AAP, OK; the relocation of the 155MM Improved Conventional Munitions (ICM) Artillery and 60MM, 81MM, and 120MM Mortar functions/capabilities to Milan, TN; the relocation of the 105MM High Explosive (HE), 155MM HE, and Missile Warhead functions to Iowa AAP; and the relocation of detonators/relays/delays production to Crane Army Ammunition Activity, IN.

History

Established in 1942, KSAAP operated as a Government-Owned, Contractor-Operated (GOCO) ammunition production facility. Located in Parsons, KS, the plant produced ammunition during World War II, the Korean War, and the Vietnam War. KSAAP employed over 7,000 people during World War II. Placed on stand-by status in 1950 and reactivated at the onset of the Korean War, the plant was at full production status until 1957, when it was placed on stand-by once more. KSAAP was reactivated in 1967 due to the tensions in southeast Asia and conducted full capacity operations for four years. In 1970, various production lines began to be shut down with KSAAP conducting research and development on weapons improvement items and performing load, assemble, and packaging (LAP) operations for various caliber munitions on a reduced basis until all active missions ceased and the plant closed as part of BRAC 2005 on 31 December 2008.

Current Status

The Army has transferred all of the 13,951 acres at Kansas AAP. Transfers included 8,845 acres to the Great Plains Development Authority (GPDA) under a less-than Fair Market Value Economic Development Conveyance (EDC) (approximately 2,000 of these acres were subsequently transferred to the Kansas Department of Wildlife and Parks (KDWP) by the GPDA); 4,112 acres to Day & Zimmermann-Kansas LLC (DZ-KS); and 985 acres to KDWP via the Army's Compatible Use Buffer Exchange (ACUB) program. The final parcel, containing Building 101 and surrounding 10 acres, was sold to a private entity via Public Sale (auction). The Army and GPDA are executing environmental cleanup requirements via the U.S. Corps of Engineers (USACE) and under a Environmental Services Cooperative Agreement (ESCA).

Property Description

Kansas AAP, located five miles east of Parsons, KS in the southeastern corner of Kansas, had 2.6 million square feet of space (1M SF of storage space; 1.6M SF of production space). Some production space is being demolished due to explosive safety hazards.

Caretaking Status

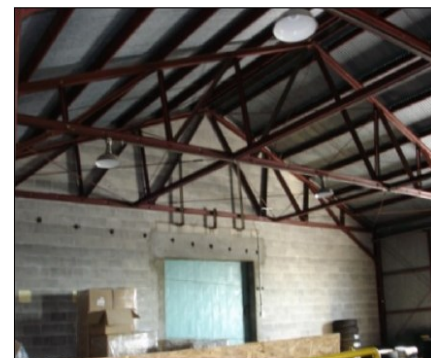
No federal employees remain on Kansas AAP.



Locomotive Repair Shop



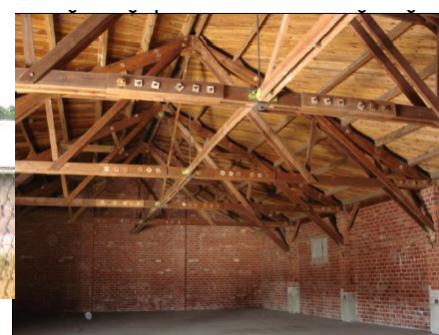
Melt-Pour Tower Munitions Production



General Stores Warehouse



Contaminated Waste Processing Building



Interior Storage Magazine

Environmental Cleanup

Contamination Concerns

All of the traditional contamination sites on this property have been addressed (e.g. petroleum, volatile chemicals, underground and above-ground storage tanks, toxic chemicals, and hazardous wastes, to include explosive constituents and unexploded ordnance).

The U.S. Environmental Protection Agency Region 7 (EPA-R7) position is that state and federal hazardous waste regulations require the cleanup of all normally-applied pesticides found on KSAAP. The Army believes there is no legal requirement for the testing and cleanup of normally-applied pesticides. Soil testing by the USACE and the LRA has proven that there are no exceedances of pesticides on the site, and the EPA position has been proven moot. All other issues involving cleanup requirements associated with explosives decontamination of buildings and soils have been resolved.

The Army worked with the Kansas Department of Health and Environment (KDHE) and EPA-R7 to resolve remaining environmental issues and completed the transition process for Resource Conservation and Recovery Act (RCRA) and other permit actions associated with the past operations and future remediation and development of the KSAAP property.

The Army continues to work with the GPDA on execution and validation of cleanup actions under an Environmental Services Cooperative Agreement (ESCA). Army USACE operations will continue until

Reuse Plan

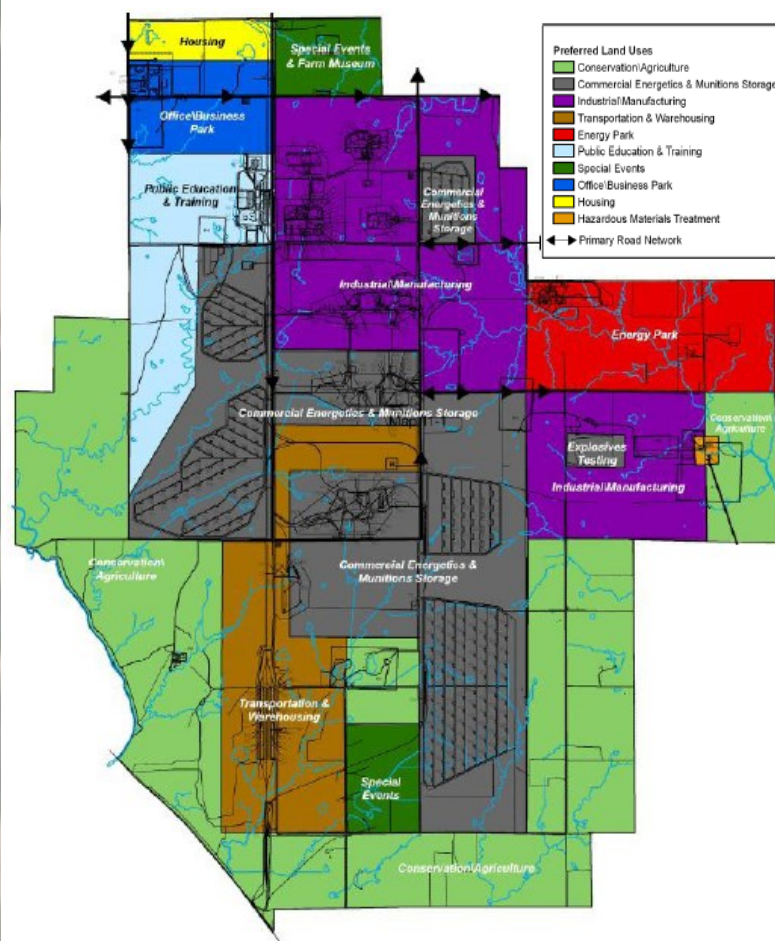
The Kansas Army Ammunition Plant reuse plan was approved by the Governor, State of Kansas. The reuse plan was also endorsed and approved by the U.S. Department of Housing and Urban Development (HUD).

The reuse plan provides a framework for future decisions based on the plans of the community and the primary stakeholders in transfer, the GPDA and DZ-KS, and the restrictions required by the Programmatic Agreement (PA).

The preferred land use plan for KSAAP was influenced by several key factors: poor condition of existing buildings and structures; extensive use of existing facilities (almost 50%) for the production of munitions; a high percent of building space (approximately 41%) devoted to storage and warehouse uses; and the location of infrastructure (primarily water and sewer lines) in the middle portion of the site. Due to these site characteristics and other factors, KSAAP redevelopment is primarily a land development initiative. Key land uses at KSAAP include the following:

Conservation and Agriculture – Acres designated for conservation and agricultural purposes. This will protect a wide range of natural resources and provide significant opportunities for a variety of outdoor activities for the general public.

Industrial/Manufacturing – It is anticipated that a significant period of time will be required to redevelop this portion of the site due to the need to demolish existing munitions production facilities (load lines), possible environmental remediation efforts, and existing market conditions.



Commercial Energetics and Munitions Storage – Acres identified for commercial energetics and munitions storage. This area includes several existing production lines as well as existing storage igloos and magazines.

Transportation and Warehousing – Activities involving development initiatives to include railcar storage and the use of existing cold storage warehouses.

Public Education and Training – A small portion of the site, recommended as a location for the training and education of fire, rescue, police, and emergency responders.

Office/Business Park – space adjacent to the existing administrative office facility at KSAAP.

Programmatic Agreement, Section 106

KSAAP completed Programmatic Agreement (PA), Section 106 requirements of the National Historic Preservation Act (NHPA) in September 2009. The Army identified Federally-recognized Indian tribes that attached traditional religious and cultural importance to properties in the Area of Potential Effect (APE) and consulted on a government-to-government basis with these tribes, providing opportunities to comment and consult on the effects this base closure may have on historic properties and related issues.

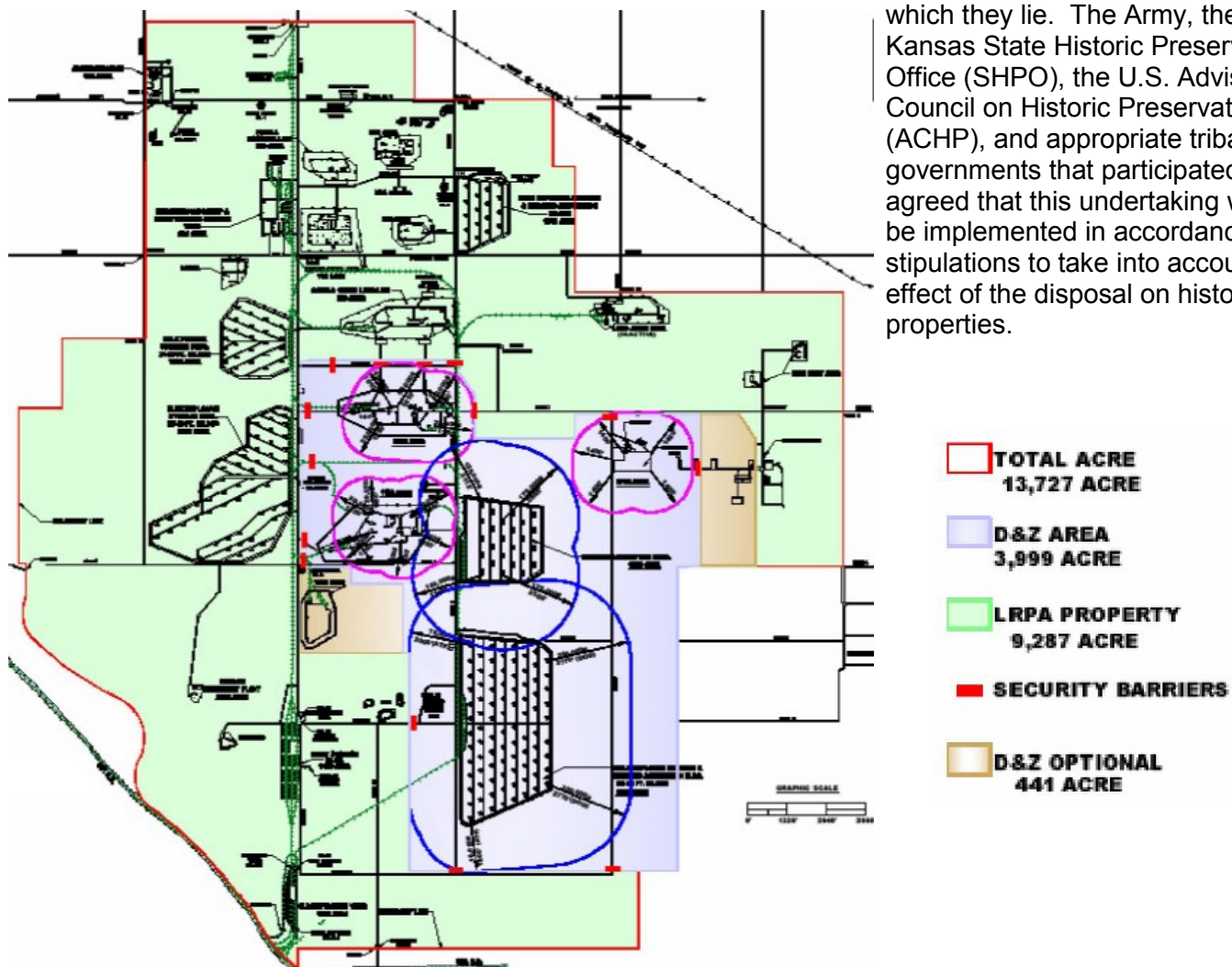
The PA Framework included Army-sponsored Public Workshops in Parsons, KS to inform the public and seek comments and recommendations on the PA.

National Environmental Policy Act (NEPA)

The Army completed the review process, in accordance with the National Environmental Policy Act (NEPA), and developed an Environmental Assessment (EA), during which public involvement was solicited for review of the effects of the BRAC disposal on historic properties and for consideration and development of historic property reuse alternatives, including adaptive reuse.

Cultural resources surveys at KSAAP resulted in recommendations of eligibility for three archeological sites. The built environment consists of World War II and Cold War Army Ammunition Manufacturing and Storage structures covered by the Program Comment regarding World War II and Cold War Era Ammunition Storage Facilities. The Army ensured that the three archeological sites recommended as eligible for the National Register of Historic Places have protective covenants placed within the instrument of transfer for the tracts on

which they lie. The Army, the Kansas State Historic Preservation Office (SHPO), the U.S. Advisory Council on Historic Preservation (ACHP), and appropriate tribal governments that participated agreed that this undertaking would be implemented in accordance with stipulations to take into account the effect of the disposal on historic properties.



Property Conveyance Plan

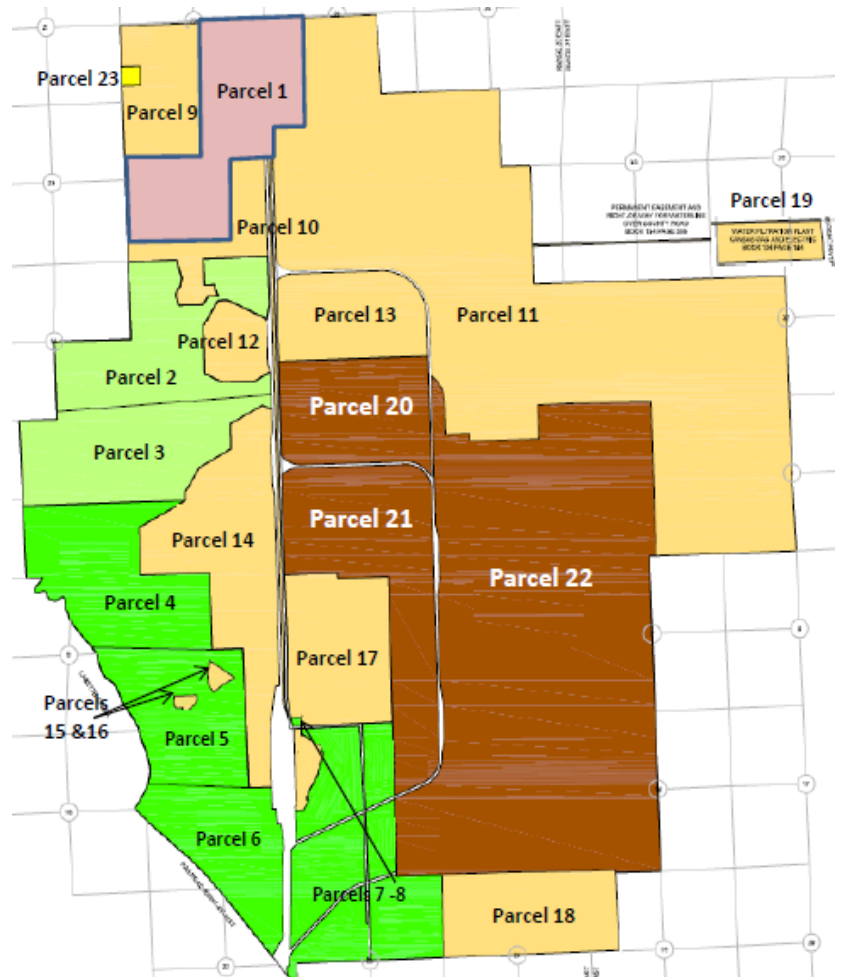
At the time of the BRAC closure announcement, Kansas AAP reported having 13,951 acres. All of the 13,951 acres have been conveyed.

Phase 1: (See illustration) The Army transferred 2,597 acres to the GPDA in February 2010. These parcels had no environmental encumbrance (clean parcels). GPDA retained 597 acres, and the remainder was transferred by GPDA to the KDWP to establish conservation areas within the former plant. The Army also conveyed property consisting of 985 acres containing no facilities or infrastructure by quitclaim deed to the State of Kansas, KDWP in November 2010 under the ACUB program.

Phase 2: The Army conveyed Phase 2 EDC parcels, consisting of 6,248 acres (commercial/industrial/warehouse area) to the Local Redevelopment Authority (GPDA) under an EDC authority on 27 August 2012.

Phase 3: The Army transferred 4,112 acres (commercial/industrial) to DZ-KS under a negotiated sale on 11 July 2013.

Phase 4: (commercial/industrial area) The Army transferred 10 acres and a 64,000-square foot administrative building via Public Sale authority on 1 April 2015.



Property Conveyed (13,951 of 13,951 total acres)

Parcel Name	Parcel Acres	Disposal Date	Parcel Recipient	Conveyance Authority
Phase 1: LRA EDC FOST (Map Parcels 1, 4 thru 8)	2,596.6	19 Feb 2010	GPDA	EDC
Phase 1: LRA ACUB FOST Parcels 1 & 1A (Map Parcels 2 & 3)	984.8	9 Nov 2010	State of KS	Land Exchange
Phase 2: LRA EDC FOSET 1 (Map Parcels 9 thru 19)	6,247.9	27 Aug 2012	GPDA	EDC
Phase 3: LRA EDC FOSET 2 (Map Parcels 20 thru 22)	4,111.9	11 July 2013	DZ-KS	Negotiated Sale
Phase 4: HQ Building (Map Parcel 23)	10.1	1 Apr 2015	Cornwall Specialty Trading Inc.	Public Sale

As of 1 October 2015

Key Milestones Achieved

- **KSAAP reuse plan approved.** The Kansas Army Ammunition Plant Reuse plan was approved by the Governor, State of Kansas in August 2007. The reuse plan was also endorsed and approved by the U.S. Department of Housing and Urban Development (HUD) for the Homeless Accommodation Sufficiency Review on 19 December 2007.
- **KSAAP EDC approved.** The Deputy Under Secretary of Defense approved a less-than Fair Market Value EDC for the GPDA on 19 January 2010. And an initial phase of property was transferred to GPDA and the State of Kansas.
 - **EDC Phase 1 parcels** (2,597 acres) transferred to the Great Plains Redevelopment Authority on 19 February 2010.
 - **ACUB Phase 1 parcels** (985 acres) transferred to the State of Kansas Department of Wildlife and Parks for recreation/conservation areas 9 November 2010.
 - **EDC Phase 2 parcels** (6,248 acres) transferred to the Great Plains Redevelopment Authority on 27 August 2012.
 - **EDC Phase 3 parcels** (4,112 acres) transferred to Day & Zimmermann-Kansas LLC on 11 July 2013.
 - **Phase 1 of ESCA** (900 Area Production Building Decontamination) completed in January 2014.
 - **Phase 2 of ESCA** (300, 500, 700 and 800 Area Production Building Decontamination) begun in August 2012. 500 & 800 areas completed in June 2014.
 - **Phase 3 of ESCA** (700 and 800 Area Groundwater Plumb investigation/remediation; LTM/LTO operations; RCRA permit release actions. Period of Performance 13 March 2015 - 12 March 2020.
 - **EDC Phase 4 parcel** (10 acres) transferred via public sale on 1 April 2015.
- **Environmental Concerns.** Army, GPDA, KDHE, and U.S. EPA Region 7 continue working to resolve minor issues associated with release of property and facilities from RCRA permit. This permit release process is on-going.



